

Officer Report

Application Number:	HGY/2023/1611
Application Type:	Householder planning permission
Address:	3 Avondale Road, Tottenham, London, N15 3SL
Proposal:	Single storey rear and side extension
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	19/06/2023
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Applicant:	Ms Victoria Webb
Agent:	Dean Willars

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 Representation was received in response to notification and publicity of the application.

- Objection on the grounds that the garden is narrow, and the proposal was to go ahead and extend, this would result in loss of view, invading their privacy, taken out sun light and causing shading.
- Raised concerns about the noise disturbance during construction and damaging and impacting on the value of their property.

1.2 Comments on representation:

- The objectors' comments are noted. The eaves of the proposed extension on the shared boundary would appear as low profile and it is of a sufficient scale not to be overly obtrusive or to appear dominating or overbearing from the windows or garden of no.1 Avondale Road sufficient to cause material harm to residents living conditions in respect of outlook or overshadowing.
- Concerns relating potential disruption during construction, such as materials and dust. As with any construction work, it is accepted that the building works will cause a certain amount of disruption to adjoining occupiers. However, this short-term disruption is not considered to be a justifiable reason for refusal and any undue noise as a result of building works should be reported to the Council's Environmental Health Service. The proposal is acceptable in amenity terms.

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a two-storey mid terrace property with loft space incorporating front and rear dormer windows. The property is situated on the north-western side of Avondale Road, close to the junction with Clarendon Road. Surrounding area is wholly residential in character.

2.2 The site is not located within any conservation area and does not fall within the curtilage of a listed building.

2.3 The planning history of the site has been taken into account when coming to this decision.

- HGY/2018/1836 - Certificate of lawfulness for proposed rear dormers, including front roof light - Granted on 26/06/2018.

2.4 The design and appearance of the ground floor rear/side extension is considered acceptable. The design of the roof over the proposed extension would need to complement the existing roof form. The proposed development would appear subordinate to the host dwelling and the overall form and design would respect the host dwelling and terrace. The proposed single storey side/rear extension is considered to be acceptable as the external materials and its detailing match and compliment those of the existing property.

2.5 The proposed single storey side/rear infill extension would project 5.8m on the common boundary with No.1 Avondale Road. Given the limited eaves height of the proposed extension (2.1m) in relation to this adjoining neighbour at No.1 Avondale Road, and the southerly orientation of the proposed extension - It is also located to the south of that neighbour's property at no. 1 and therefore the adjoining property's at No.1 patio door close to proposed extension would not be significantly affected in terms of a loss of sunlight. There is already in the shadow of the current two-storey outrigger, and therefore the rear patio door of the existing rear projection at No. 1 would not be significantly affected in terms of a loss of sunlight as the result of this proposal. As such, it is considered that the development would not lead to an overall significant material impact on the amenities of the adjoining occupier at No.1 Avondale Road.

2.6 Proposed extension only project approx. 3m beyond the rear most wall of no.5 Avondale Road. Owing to existing rear extension at no.5 on the common boundary, so will not have significant material impact on adjoining occupiers at No.5 Avondale Road.

2.7 The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

2.8 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

GRANT PERMISSION subject to condition(s):

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning

permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.